142.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,900 / 967,900
					USE VALUE:	967,900 / 967,900
					ASSESSED:	967,900 / 967,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLEASON TIMOTHY/ETAL
Owner 2:	GLEASON LIZA A
Owner 3:	
Street 1:	85 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2602 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4706.000	514,600	4,400	448,900	967,900
Total Card	0.108	514,600	4,400	448,900	967,900
Total Parcel	0.108	514,600	4,400	448,900	967,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.98 /Parcel: 371.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91206

GIS Ref

GIS Ref

Insp Date 05/08/18

!10949!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	514,600	4400	4,706.	448,900	967,900		Year end	12/23/2021
2021	101	FV	499,000	4400	4,706.	448,900	952,300		Year End Roll	12/10/2020
2020	101	FV	499,000	4400	4,706.	448,900	952,300	952,300	Year End Roll	12/18/2019
2019	101	FV	370,000	4400	4,706.	420,900	795,300	795,300	Year End Roll	1/3/2019
2018	101	FV	370,000	4400	4,706.	347,900	722,300	722,300	Year End Roll	12/20/2017
2017	101	FV	370,000	4400	4,706.	319,900	694,300	694,300	Year End Roll	1/3/2017
2016	101	FV	370,000	4400	4,706.	291,800	666,200	666,200	Year End	1/4/2016
2015	101	FV	354,900	4400	4,706.	286,200	645,500	645,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:38:54

LAST REV

Date	Time
05/30/18	09:13:10
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10949

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORTER MARQUERI	25673-29		9/21/1995		184,000	No	No	Y	

USER DEFINED

Prior Id # 1:	91206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2007	796	Manual	1,900	C		G9	GR FY09	repair fr porch /a
10/2/2000	775	Addition	76,000	C				ADD 2ND FLOOR
2/11/1913	177	Manual	1,830					

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	355	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
12/16/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4706		Sq. Ft.	Site		0	80.	1.19	9									448,945						448,900	

Total AC/HA:	0.10803	Total SF/SM:	4706	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	448,945	Spl Credit		Total:	448,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12554348
Const Adj.:	0.98990101
Adj $ / SQ:	144.843
Other Features:	101000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539428
Depreciation:	24814
Depreciated Total:	514615

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	200
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

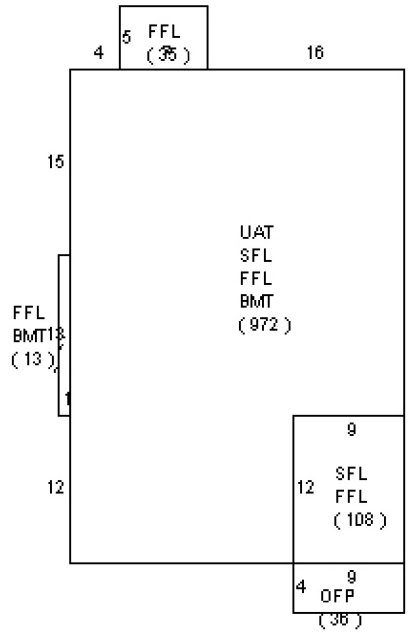
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.33
Special Features:	0	Val/Su Net:	148.21
Final Total:	514600	Val/Su SzAd	233.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	144.840	163,383
SFL	Second Floor	1,080	144.840	156,430
BMT	Basement	985	54.750	53,929
UAT	Upper Attic	243	57.940	14,079
OFP	Open Porch	36	43.560	1,568

Net Sketched Area:	3,472	Total:	389,389
Size Ad	2208	Gross Area	4201	FinArea	2602
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X19	A	AV	1950	22.74	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400